This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 982682 DEEDWARRSP
03/21/2023 08:21:22 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230321-0020151

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kamats Family Trust Kathleen D. Kamats, Trustee Susan K. West, Trustee 740 Gloucester Lane Nashville, TN 37221	Same as New Owner	141-05-0-A-235.00CO

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, Kathleen D. KAMATS, hereinafter Grantor, does transfer and convey unto Kathleen D. Kamats and Susan K. West, Co-Trustees of the Kamats Family Trust dated March 17, 2023, hereinafter Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN being Lot No.235 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to George M. KAMATS and Kathleen D. KAMATS, husband and wife, by deed from Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130520-0050398, Register's Office for Davidson County, Tennessee.

The said George M. KAMATS having died on or about February 6, 2023, vesting Kathleen D. KAMATS as surviving tenant.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record including the following:

a. All matters appearing on plan of record in instrument No. 20110208-0011105 of said Registers Office.

b. Access Easement Agreement recorded in Instrument No. 20041207-0145662 said Registers Office.

c. Transmission Line Easement recorded in Instrument No. 20060110-0003857 said Registers Office.

d. Deed to USA recorded in Record Book 4118 Page 694 and in Book 4228 Page 635, said Register's Office.

e. Order to TVA recorded in Record Book 4273 Page 280, said Register's Office.

f. Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204- 0013640, Instrument# 20080818-0084836 & Instrument# 20040204-0013641, said Register's Office.

g. Storm Water Detention Agreement Recorded in Instrument Number 20060512-0055867, said Register's Office.

h. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument Number 20071002-0117293, said Register's Office.

i. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826- 0087638, said Register's Office.

j. Subject to Charter for HOA in instrument No. 20081203-0117350, said Register's Office.

k. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in granted to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.

l. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

m. Easement for sewer line granted by Michael R. Allison to Harpetl1 Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

n. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see

deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

o. A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

p. Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879 said Register's Office.

q. Subject to rights of others in and to common areas/elements.

r. Subject to lien for special assessment contained in the Declarations of Covenants, Conditions and Restrictions.

s. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

t. Subject to all other Easements and Restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as 1261 Scarcroft Lane, Lot 235 Avondale Park, Nashville, Tennessee, 37221.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their successors and assigns in fee simple forever.

Grantees, as Trustees, have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the herein described real property; that Grantor has full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantor does now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on March 17, 2023.

Kathleen D. Kamats, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Kathleen D. Kamats, with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 17, 2023.

Notary Public
My Commission Expires: 2-25-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust created by Grantor.

Subscribed and sworn to before me on
March 17, 2023.

Kathleen D. Kamats, Trustee, Grantee

Notary Public
My Commission Expires: 2-25-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY